



ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

MEETING AGENDA – April 12, 2016

Zoning Board Meeting will be held at the Municipal Offices, 166 Boulder Drive, Suite 108.

- 1. Call to Order**
- 2. Communications**
- 3. Hearings**

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2014-11	Sean Morrison	76 Summer Street	6:00PM

Review of a Special Permit under §181.313.C10B to allow open-air restaurant sales in the Residential C District at 70/30/0

ZBA-2015-14	St. Bernard's Central Catholic High School	45 Harvard Street	6:10PM
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Review the Variance under §181.5363 to replace existing sign with a new electronic reader board sign located in the Residential B District 84/89/0

ZBA-2014-01	Santo Viola/Northern Lights Realty Trust	226 WESTMINSTER ST	6:20PM
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Review of a Use Variance under §181.313 to close the dining room and convert a section of the building into a retail store located in the Industrial District at S54/1/C

ZBA-2014-06	Travis Beauvais	564 John Fitch Highway	6:30PM
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Review of a Use Variance §181.313.C.22 to operate a machine shop in the detached garage in the Residential B District at 148/11/0

ZBA-2016-03	Peter Cote – 310 Main Street Realty & Trust	310 Main Street	7:00PM
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Continue - Request for a Special Permit under §181.313. E1 for an auto rental business at 265 Summer Street 110/1/4 located in the Central Business District 110/1/4

ZBA-2016-04	Carlos B. Terrero – Millennium Motors	34 Bemis Road	7:30PM
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4. MISCELLANEOUS –

5. ADJOURNMENT



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ZBA-2016-09	Herve Boucher	31 Lionel Avenue	7:45PM
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ZBA-2016-08	Sebastian Cazard	34 Kimball Place	8:00PM
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Request for a Special Permit under §181.313.D5 for a construction business, store construction vehicles and materials on property located in the Industrial District 28/8/0

ZBA-2014-20	Sebastian Cazard	0 Crawford Street	8:15PM
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Review Special Permit under §181.313.D5 to store equipment and materials used to operate a business located in the Industrial District at 114R/9/0

ZBA-2015-01	Michael Karras – AKS Recycling & Charles George Co.	15 Cobbler Dr. 41 Blueberry Lane	8:30PM
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Review of a Special Permit under §181.313.D6 to conduct a vehicle recycling and salvage business in the Industrial District at 114R/8/0 & 114R10/2B

ZBA-2016-06	Peter Lemay – FSOC, LLC	148 Myrtle Avenue	8:45PM
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Request to overrule the decision of the Building Commissioner for obtaining a Building Permit in the Residential B District 33/124/0

ZBA-2016-07	James & Michelle Cormier	612 Elm Street	9:00PM
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Request for a Variance under §181.414 for solar array to encroach into front line setback in the Residential B District 168/23/0

ZBA-2014-09	Raul Lopez	0 Dwight Street	9:15PM
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Review Special Permit §181.313.C11 & 12 to operate an automobile repair and towing service in the Central Business District at 111/33/0

ZBA-2014-26	Paul Amanatidis	1109-1151 Main Street	9:30PM
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Review of a Special Permit under §181.313C.12 to operate an automobile repair service in the Central Business District at 17/64/0

4. MISCELLANEOUS –

5. ADJOURNMENT



ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

MEETING AGENDA – April 12, 2016

Zoning Board Meeting will be held at the Municipal Offices, 166 Boulder Drive, Suite 108.

- 1. Call to Order**
- 2. Communications**
- 3. Hearings**

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2014-11	Sean Morrison	76 Summer Street	6:00PM
Review of a Special Permit under §181.313.C10B to allow open-air restaurant sales in the Residential C District at 70/30/0			
ZBA-2015-14	St. Bernard's Central Catholic High School	45 Harvard Street	6:10PM
Review the Variance under §181.5363 to replace existing sign with a new electronic reader board sign located in the Residential B District 84/89/0			
ZBA-2014-01	Santo Viola/Northern Lights Realty Trust	226 WESTMINSTER ST	6:20PM
Review of a Use Variance under §181.313 to close the dining room and convert a section of the building into a retail store located in the Industrial District at S54/1/C			
ZBA-2014-06	Travis Beauvais	564 John Fitch Highway	6:30PM
Review of a Special Permit under §181.313 to open an Auto Repair Shop in the Central Business District at 35/19/0			
ZBA-2015-07	Scott Hamel	1097 Water Street	6:45PM
Review of a Use Variance §181.313.C.22 to operate a machine shop in the detached garage in the Residential B District at 148/11/0			
ZBA-2016-03	Peter Cote – 310 Main Street Realty & Trust	310 Main Street	7:00PM
Continue - Request for a Variance under §181.5363 to erect a new Electronic Reader Board Sign located in the Central Business District at 55/48/0 310 Main Street			

ZBA-2016-05	Boris Sapozhnikov	265 Summer Street	7:15PM
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Continue - Request for a Special Permit under §181.313. E1 for an auto rental business at 265 Summer Street 110/1/4 located in the Central Business District 110/1/4

ZBA-2016-04	Carlos B. Terrero – Millennium Motors	34 Bemis Road	7:30PM
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ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

MEETING AGENDA – April 12, 2016

Zoning Board Meeting will be held at the Municipal Offices, 166 Boulder Drive, Suite 108.

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- 2. Communications**
- 3. Hearings**

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2014-11	Sean Morrison	76 Summer Street	6:00PM

Review of a Special Permit under §181.313.C10B to allow open-air restaurant sales in the Residential C District at 70/30/0

ZBA-2015-14	St. Bernard's Central Catholic High School	45 Harvard Street	6:10PM
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Review the Variance under §181.5363 to replace existing sign with a new electronic reader board sign located in the Residential B District 84/89/0

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Review of a Use Variance under §181.313 to close the dining room and convert a section of the building into a retail store located in the Industrial District at S54/1/C

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ZBA-2016-03	Peter Cote – 310 Main Street Realty & Trust	310 Main Street	7:00PM
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Continue - Request for a Special Permit under §181.313. E1 for an auto rental business at 265 Summer Street 110/1/4 located in the Central Business District 110/1/4

ZBA-2016-04	Carlos B. Terrero – Millennium Motors	34 Bemis Road	7:30PM
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ZBA-2016-09	Herve Boucher	31 Lionel Avenue	7:45PM
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Request for a Variance under §181.414 for a carport that does not meet side set backs on property located in the Rural Residential District 151/18/0

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ZBA-2014-26	Paul Amanatidis	1109-1151 Main Street	9:30PM
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Review of a Special Permit under §181.313C.12 to operate an automobile repair service in the Central Business District at 17/64/0

4. MISCELLANEOUS –

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ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

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PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2014-11	Sean Morrison	76 Summer Street	6:00PM

Review of a Special Permit under §181.313.C10B to allow open-air restaurant sales in the Residential C District at 70/30/0

ZBA-2015-14	St. Bernard's Central Catholic High School	45 Harvard Street	6:10PM
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Review the Variance under §181.5363 to replace existing sign with a new electronic reader board sign located in the Residential B District 84/89/0

ZBA-2014-01	Santo Viola/Northern Lights Realty Trust	226 WESTMINSTER ST	6:20PM
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Review of a Use Variance under §181.313 to close the dining room and convert a section of the building into a retail store located in the Industrial District at S54/1/C

ZBA-2014-06	Travis Beauvais	564 John Fitch Highway	6:30PM
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Review of a Special Permit under §181.313 to open an Auto Repair Shop in the Central Business District at 35/19/0

ZBA-2015-07	Scott Hamel	1097 Water Street	6:45PM
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Review of a Use Variance §181.313.C.22 to operate a machine shop in the detached garage in the Residential B District at 148/11/0

ZBA-2016-03	Peter Cote – 310 Main Street Realty & Trust	310 Main Street	7:00PM
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Continue - Request for a Variance under §181.5363 to erect a new Electronic Reader Board Sign located in the Central Business District at 55/48/0 310 Main Street

ZBA-2016-05	Boris Sapozhnikov	265 Summer Street	7:15PM
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Continue - Request for a Special Permit under §181.313. E1 for an auto rental business at 265 Summer Street 110/1/4 located in the Central Business District 110/1/4

ZBA-2016-04	Carlos B. Terrero – Millennium Motors	34 Bemis Road	7:30PM
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Request for a Variance under §181.313.C.11 for auto sales in the Industrial District at 141/4/0

ZBA-2016-09	Herve Boucher	31 Lionel Avenue	7:45PM
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Request for a Variance under §181.414 for a carport that does not meet side set backs on property located in the Rural Residential District 151/18/0

ZBA-2016-08	Sebastian Cazard	34 Kimball Place	8:00PM
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Request for a Special Permit under §181.313.D5 for a construction business, store construction vehicles and materials on property located in the Industrial District 28/8/0

ZBA-2014-20	Sebastian Cazard	0 Crawford Street	8:15PM
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Review Special Permit under §181.313.D5 to store equipment and materials used to operate a business located in the Industrial District at 114R/9/0

ZBA-2015-01	Michael Karras – AKS Recycling & Charles George Co.	15 Cobbler Dr. 41 Blueberry Lane	8:30PM
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Review of a Special Permit under §181.313.D6 to conduct a vehicle recycling and salvage business in the Industrial District at 114R/8/0 & 114R10/2B

ZBA-2016-06	Peter Lemay – FSOC, LLC	148 Myrtle Avenue	8:45PM
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Request to overrule the decision of the Building Commissioner for obtaining a Building Permit in the Residential B District 33/124/0

ZBA-2016-07	James & Michelle Cormier	612 Elm Street	9:00PM
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Request for a Variance under §181.414 for solar array to encroach into front line setback in the Residential B District 168/23/0

ZBA-2014-09	Raul Lopez	0 Dwight Street	9:15PM
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Review Special Permit §181.313.C11 & 12 to operate an automobile repair and towing service in the Central Business District at 111/33/0

ZBA-2014-26	Paul Amanatidis	1109-1151 Main Street	9:30PM
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Review of a Special Permit under §181.313C.12 to operate an automobile repair service in the Central Business District at 17/64/0

4. MISCELLANEOUS –

5. ADJOURNMENT